



150 Rustcraft Road

06/19/2013

Rustcraft Project Historic Overview:

- Nov 2011 to Jan 2012 the town posted two RFP's for a central location for town facilities (one response).
- Jan 2013 CED informed the BOS of the Rustcraft property going to foreclosure.
- Feb 13, 2013 Carmen, Mike, Bill, and Jonathan (K&P) had a site visit with Liberty properties to see if the town had any options.
- Feb 15, 2013 Bill sent a letter to Liberty properties explaining the town had a interest in the property.
- Feb 21, 2013 Bill attended the auction at Rustcraft to observe who would acquire it. The Davis group purchased Rustcraft for 21 million, Bill established communication with the Davis group to explain the towns interest.
- March 1, 2013 We had a meeting at town hall with the Davis group to talk about the towns interest with the property and to see if the town could work with the Davis group. In attendance Carmen, Mike, Bill, Karen, Taissir, and the Davis group
- March 14, 2013 Carmen and Bill present to the BOS about Rustcraft potential and the BOS votes to move forward to investigate options.
- March 20, 2013 First team meeting with Davis and SGA (Carmen and Nancy)

The Property

- ✧ The property located at 150 Rustcraft Road in Dedham was acquired by the Davis Companies of Boston at a Public Auction for the sum of \$21 Million Dollars.
- ✧ The Davis Companies closed on the property on March 8, 2013.
- ✧ The property in Dedham currently has about 204,000 sq. ft. of vacant space.
- ✧ The Town has had some informal discussions with the Davis Companies to gage the level of interest that the new owners would have in allowing the Town to purchase a portion of the building and land to accommodate multiple Town uses at the this location.

Identified uses for Rustcraft road

- ❖ Police Station
- ❖ Town Hall
- ❖ Senior Center/Council on Aging
- ❖ Public Works/Engineering Offices
- ❖ Parks and Recreation Maintenance Garage, and Program Space
- ❖ Ancillary Offices such as the Retirement Board and/or the Credit Union (sub-lease)
- ❖ Future expansion for other town offices to join the central government building

Benefits of a Single Facility at 100 Rustcraft Road

- ★ One Stop Service for Residents and Businesses
- ★ More Efficient Town Government
- ★ More Efficient Maintenance and Operation of Facilities (utilities)
- ★ Addresses Multiple Long-Term Facility Needs
- ★ Low Impact to the Neighborhood (compared to light industrial)
- ★ Added Parking Capacity

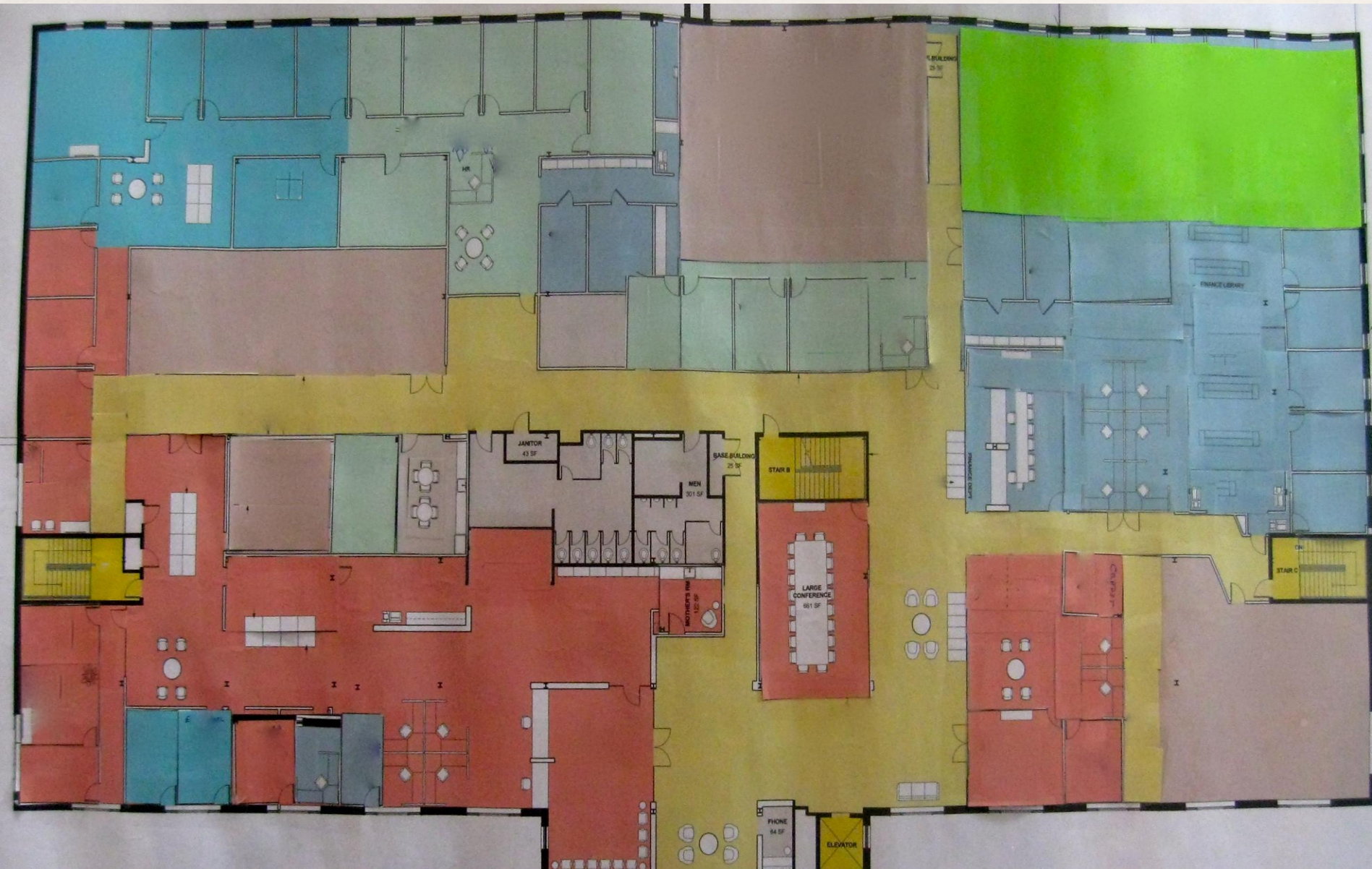
Individual building approach

- ✧ Follow Master Plan based on needs of departments
- ✧ Separate RFP process for each building
- ✧ Separate process with town meeting for each building
- ✧ Buildings built over a longer timespan
- ✧ Additional costs for individual buildings (rate of inflation)

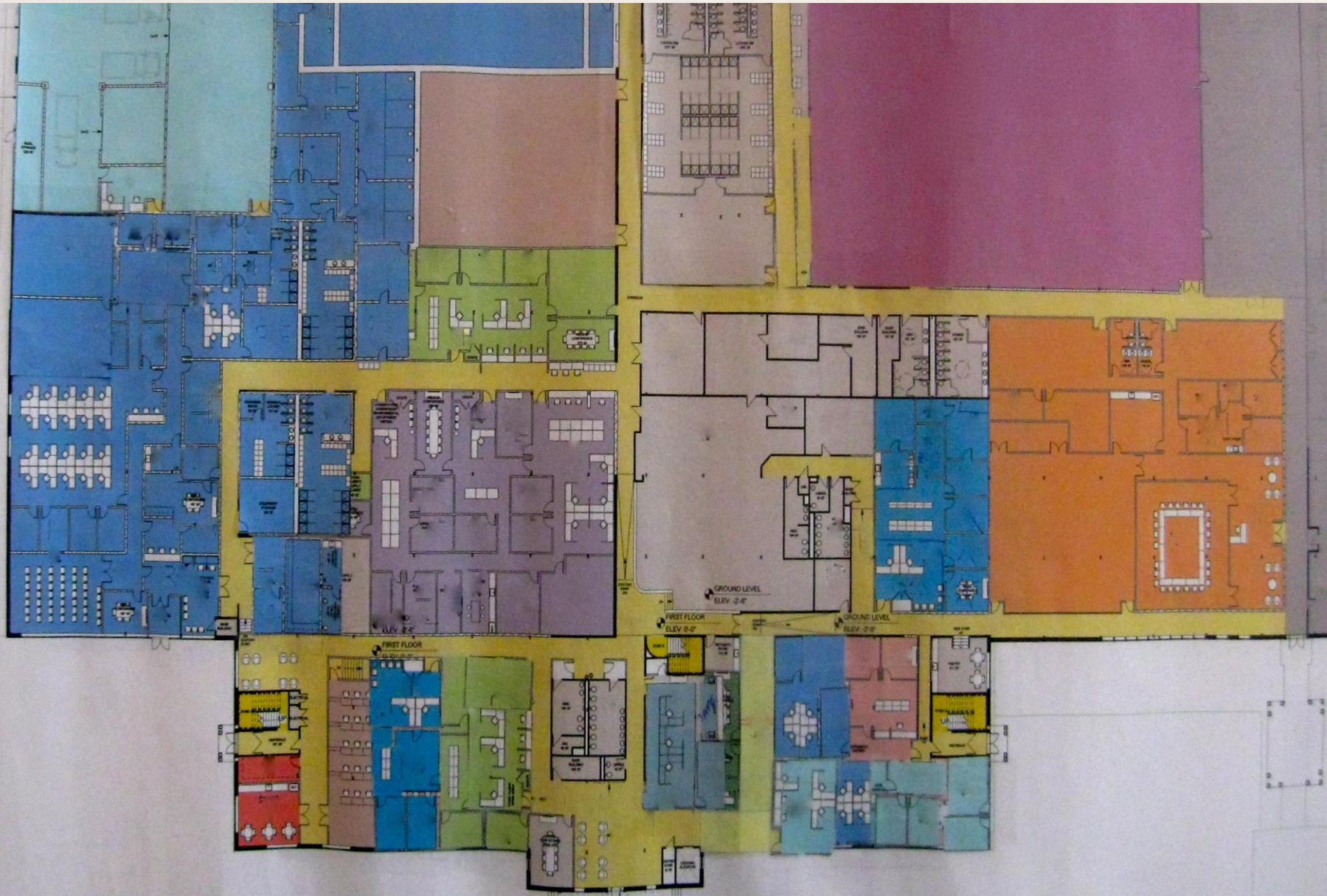
Frequently asked questions

- Are we buying or leasing?
- How much will Rustcraft cost?
- How is the town going to pay for Rustcraft?
- Will our taxes increase?
- What will Rustcraft look like?
- What will the Rustcraft layout be like?
- What departments are going to Rustcraft?
- How big will the senior center be?
- How is this the going to affect Dedham square?
- What do we do with the existing police station and town hall?
- Do you think this could really happen?
- Will it effect traffic?

Draft use of Rustcraft 2nd floor



Draft use of Rustcraft 1st floor





Dedham Senior Center



Dedham Police

Moving forward

- ★ Work with the Davis Group to establish the best purchase price for the building
- ★ Continue meeting with residents to keep everyone updated about the project
- ★ Continue updates on the project based on input from residents

2 Additional Paths Concurrent with Rustcraft Analysis – [June 19 Update](#)

- ★ Updating Municipal Facilities (EarthTech) Study* – a comprehensive review of space needs for Town buildings, from 2004.
- ★ Evaluating disposition of Town buildings which could be vacated by consolidating at Rustcraft
- ★ * <http://www.dedham-ma.gov/index.cfm?cdid=12708&pid=11809>

Updating the Municipal Facilities Study

Status- June 19

- ★ Purpose: For comparison purposes, estimate capital costs for replacing buildings individually on separate sites
- ★ April– June
 - ★ Beta Group is executing scope. Cost \$24,000
 - ★ Police Station @ 20,000 and 27,000 +/- square feet
 - ★ Senior Center @16,000 sq ft
 - ★ Town Hall @35,000 +/- sq ft
 - ★ DPW–out of scope at Rustcraft
- ★ July – August
 - ★ Plans presented publicly for input and reaction

Evaluating Disposition of Town Buildings

Status – June 19

- ★ April – May
 - ★ Phase 1: evaluate options for leasing or selling Police Station, Town Hall, *Beta Group. In-progress.*
 - ★ Phase 2: depending on above analysis expand scope to include other property development combinations – *applied to Urban Land Institute for technical assistance*
- ★ Dates TBD
 - ★ Plans presented for input and reaction
- ★ Cost for Phase 1: **\$19,000. Phase 2: \$6,000**

Status – June 19

Summary

* During June–

- * Davis submits proposal
- * Facilities Study updated
- * Options for buildings disposition developed

* During July and August–

- * BOS evaluates all information, holds public information session

